

ARTICLE 17

SEC. 21-17 REGULATIONS FOR THE RESORT COMMERCIAL OR “CR” DISTRICT.

17.1 Purpose: To provide for tourist recreational development in areas of unique scenic and recreational value, while providing for maximum conservation of the resources of the parcel. The following regulations shall apply to all “CR” districts and all uses shall be subject to development review as set forth in [Article 56](#).

17.2 Performance standards: All uses permitted within this district shall be subject to the performance standards set forth in [Article 41](#).

17.3 Uses permitted:

- (a) Hotels and motels when not exceeding fifteen (15) units. **(Ord. No. 1749, 7/7/1988; Ord. No. 1897, 12/7/1989)**
- (b) Restaurants when open to the public between the hours of 6:00 a.m. and 2:00 a.m., with on-sale beer and wine accessory to food services without a separate bar area, and when not exceeding a gross floor area of 3,000 square feet, including any outdoor dining area.
- (c) Commercial and residential accessory uses and accessory structures including piers, boat docks, boat storage, tennis courts, swimming pools, riding and hiking facilities, and laundry facilities, for private use of the hotel or motel guests, or restaurant patrons only.
- (d) Novelty and gift shops, beauty and barber shops, sporting goods and apparel shops, game rooms, arcades, laundromats open to the public, and bait and tackle shops when incidental to a hotel, motel, campground, RV park, or time share condominium when not exceeding a use area of five hundred (500) square feet. **(Ord. No. 1749, 7/7/1988)**
- (e) Those uses permitted in the “CR” district with a zoning permit in Table A, [Article 27](#).

17.4 Uses permitted subject to first obtaining a [Minor Use Permit](#) in each case:

- (a) Uses permitted in Section 17.3 when not in compliance with the performance standards set forth in [Article 41](#).
- (b) Hotels and motels when exceeding fifteen (15) units but not exceeding twenty-five (25) units. **(Ord. No. 1749, 7/7/1988; Ord. No. 1897, 12/7/1989)**
- (c) Restaurants when not exceeding 6,000 square feet of gross floor area including any outdoor dining area; or when operating other than between the hours of 6:00 a.m. and 2:00 a.m.

- (d) Novelty and gift shops, beauty and barber shops, sporting goods and apparel shops, game rooms, arcades, laundromats open to the public, and bait and tackle shops when incidental to a hotel, motel, campground, RV park, or time share condominium when not exceeding a use area of one thousand five hundred (1,500) square feet. **(Ord. No. 1749, 7/7/1988)**
- (e) Bars and cocktail lounges without amplified voice or music when incidental to a hotel or motel of at least sixteen (16) units.
- (f) Caretaker's quarters, employee housing or dorms incidental to a hotel or motel of at least sixteen (16) units.
- (g) Uses which are minor additions or alterations to existing uses or structures permitted by Section 17.5, limited to an increase of twenty (20) percent of the use area or gross floor area.
- (h) Those uses permitted in the "CR" district with a minor use permit in Table B, [Article 27](#).

17.5 Uses permitted subject to first securing a [Major Use Permit](#) in each case:

- (a) Uses permitted in Sections 17.3 or 17.4 when not in compliance with the performance standards set forth in [Article 41](#).
- (b) Hotels and motels when exceeding twenty-five (25) units; and recreational vehicle parks, or public and private campgrounds. **(Ord. No. 1749, 7/7/1988; Ord. No. 1897, 12/7/1989)**
- (c) Restaurants when exceeding 6,000 square feet of gross floor area.
- (d) Novelty and gift shops, beauty and barber shops, sporting goods and apparel shops, game rooms, arcades, laundromats open to the public, and bait and tackle shops when incidental to a hotel, motel, campground, RV park, or time share condominium when exceeding a use area of one thousand five hundred (1,500) square feet. **(Ord. No. 1749, 7/7/1988)**
- (e) Time share condominiums, including conversion of residential uses into time share or resort units.
- (f) Commercial recreation facilities and uses available to the general public such as miniature golf, tennis, spas, hot-tubs, health clubs, water-slides; boat, houseboat and jet-ski rentals; para-sailing; skateboard, BMX, or off-road vehicle parks; go-cart tracks; exercise trails, riding stables and equestrian trails.
- (g) Bars and cocktail lounges, including amplified voice or music.
- (h) Those uses permitted in the "CR" district with a major use permit in Table B, [Article 27](#).

SEC. 21-17.10. DEVELOPMENT STANDARDS.

17.11 Minimum lot area:

- (a) Public water and sewer: 8,000 square feet.
- (b) Well and public sewer; or public water and septic system: 15,000 square feet.
- (c) Well and septic system: 40,000 square feet.

17.12 Minimum average lot width:

- (a) Interior lots: Eighty (80) feet.
- (b) Corner lots: One hundred (100) feet.

17.13 Maximum length to width ratio: Three (3) to one (1).

17.14 Maximum lot coverage: Fifty (50) percent.

17.15 Minimum yards:

- (a) Front yard: Twenty (20) feet from lot line, or forty-five (45) feet from centerline of roadway, whichever is greater. Yards abutting streets are front yards.
- (b) Rear yard: None; or ten (10) feet from the lot line when contiguous to any residential district.
- (c) Side yard: None; or ten (10) feet from the lot line when contiguous to any residential district.
- (d) Accessory structures: The above setbacks shall apply.

17.16 Maximum height: Thirty-five (35) feet.

17.17 Parking: The following minimum parking requirements shall apply except as provided in Article 46.

- (a) Commercial use: One (1) space per two hundred fifty (250) square feet of floor area.
- (b) Other uses: As provided for in [Article 46](#).

17.18 Signs: As provided in [Article 45](#).

17.19 DEVELOPMENT STANDARDS EXCEPTIONS: FOR EXCEPTIONS TO THE DEVELOPMENT STANDARDS OF THIS ARTICLE, SEE [ARTICLE 42](#). (Ord. No. 1749, 7/7/1988)